

October Homeowner's Meeting Highlights

Posted on October 17, 2024 by villageatlehnerwoods_cufj6u

The Board of Directors and Property Manager want to thank everyone that attended. We appreciate your support. Special thanks to the previous Board members for providing input and guidance this year. We had several topics to discuss and as homeowners, we were able to work through some issues together without being Homeowners vs Board Members. We came together as a community.

1. We discussed our basic roles as Residents, Board Members, and Property Managers. This included exterior modifications, enforcing the governing documents, budgets, and better communication among all.
2. Homeowners appreciate our efforts for building better communication. The Board of Directors are trying to be transparent even when the topic is not pleasant. The website is now available and will continue to grow. A copy of the Declaration, the Handbook, and Exterior Modification forms can be found on the website. We will continue to use the Suggestion Box, email, and bulletin board as communication. Any changes to the Handbook will be communicated to the community and the website will have the latest version posted. For those who don't have internet, you can contact Towne Properties to request copies. Link to the website: <https://www.villageatlehnerwoods.com/>
3. The Board of Directors discussed a Street Repair project. We will be creating another multi-year plan and start working with vendors to get estimates. Our community cannot afford to do all the streets and alleys at one time, so we need an incremental maintenance plan.
4. After reviewing the Declaration and working with the lawyer, we will be authorizing specific types of patio coverings such as retractable awnings and pergolas. Patio coverings will have strict rules for installing and maintenance. An Exterior Modification request will be required before installation, or the covering will have to be removed. More information will be posted soon on the website and bulletin board.
5. The Board of Directors discussed supporting community activities such as a garden club and other social activities. We were also thinking about developing a "neighbor assistance program" for those who may be experiencing a hardship and could use help with landscaping or other tasks. Any homeowner interested or has suggestions for activities, please drop your contact information in the Suggestion Box and a Board member will contact you.
6. The complaints and questions received in the Suggestion Boxed were discussed.
 - a. Request to review exterior modifications. The forms contain personal information and cannot be shared. If you have questions prior to submitting a request, contact the Property Manager
 - b. Campers, boats and other trailers are authorized up to 72 hours for loading and unloading.
 - c. Damaged or inoperable vehicles must be parked in garages. They are not authorized to be parked long term on the streets or parking pads. This issue is being addressed.
 - d. Complaint about packages being delivered and stacked on Homeowners' porches. There is no rule stopping people from having packages delivered to their home. We cannot disallow home deliveries or limit the number of deliveries a homeowner receives.
 - e. Last year's Board of Directors received many complaints about the heavy traffic flow

in the alleys and complaints about speeding. Speed limit signs were installed, and we have requested people use the alleys for access to their garages.

f. The Board of Directors is not bending the rules for their use and enforcing for others. Any Board member that has made a change that should not have been approved was done years prior to them joining the Board. Board members have been denied modification requests and had to make changes before the request was approved by their fellow Board members. Board members use the Declaration and Handbook to approve requests. Over the years, some modifications may have been approved in error. We will do our best to base all decisions using the Declaration and Handbook. We are following the governing documents for authorizing changes not what has been authorized in the past.

g. Speeding, Children, and Ponds

i. Speeding: If there is a habitual speeder in the neighborhood report the make/model of the car and their address. The property manager will send a letter requesting they slow down. The cost to install and maintain in a private community is expensive. Many homeowners were against speedbumps. We will try to get a speed monitor setup on different streets hoping that will help people realize how fast they are going.

ii. Children: All residents need to be constantly watching out for children and their safety. Children should not be playing or running in the streets and should have adult supervision.

iii. Ponds:

1. New “No Fishing” signs will be placed closer to the ponds. The Board of Directors found the violators were from other housing developments and some from other towns. The discussion developed into a concern of non-residents using our community to walk their dogs and hangout at our ponds. This is one of those issues that as the area continues to grow could become a real problem. We need to keep our community safe. At the meeting we decided to also add new entrance signs that state this is a private community for residents and their guests only.

2. We discussed the idea of allowing fishing for Lehner Woods residents. More discussions and planning are needed.

h. Homeowners asked if the Association fees will be going up. The budget determines if the fees will have to be increased. We will be working on the budget in October and November. We will announce the 2025 Association fees once the budget is finalized.

Overall, the Board of Directors felt the meeting was informative for us as well as the attendees. We hope to continue open communication with all homeowners to improve our relationships and community.

Posted on [October 7, 2024](#) by [villageatlehnerwoods_cufj6u](#)

coming soon.

This is where you will find any news and announcements. These will be added soon.